



Gaithersburg
A Character Counts! City

City of Gaithersburg

HISTORIC PRESERVATION

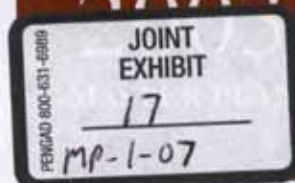
Critical areas - issues?

A Master Plan Element

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CITY OF GAITHERSBURG 2003 MASTER PLAN

HISTORIC PRESERVATION ELEMENT

Planning Commission Approval: ..., Resolution ...
Mayor and City Council Adoption: ..., Resolution ...

MAYOR AND CITY COUNCIL

Mayor Sidney A. Katz
Council Vice President John B. Schlichting
Stanley J. Alster
Geri Edens
Henry F. Marraffa, Jr.
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Alternate Commissioner Geraldine Lanier

CITY MANAGER

David B. Humpton

PLANNING AND CODE ADMINISTRATION

Greg Ossont, Director
Raymond Robinson, Planner
Kirk Eby, GIS Planner
Patricia Patula, Planner
Jacqueline Marsh, Planner

CITY OF GAITHERSBURG 2005 MASTER PLAN

HISTORIC PRESERVATION

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1. INTRODUCTION

houses?
Any plan for the future, including a master plan, needs to grow from roots in the past. Cities evolve, grow and change, but their character and identity always reflect their history. Features that form our memories of cities can be bold and obvious like Chicago's Sears Tower, the Alamo in San Antonio or San Francisco's cable cars. They can also be everyday and not so easily noticed, such as the marbled-stepped rowhomes of Baltimore, the adobe constructed houses of Santa Fe, and the omnipresent lighthouses of New England. In either case, they help define the cities as we remember them and as we visit them today. *(G-burg has an iconic area or structure?)*

Preservation of structures or features allows one to trace the history of an area. Constructions from different eras can illustrate the social, economic, and political climate of the time: agrarian or industrialized society, at war or peace, times of economic prosperity or depression, the changing demographic profile of a community. Historic preservation of resources with cultural, social, or architectural significance affords citizens a tangible link to the continuum that is the city in which they live and the community to which they belong. The preservation of sites from the past contributes to the richness and diversity of an environment in a way that cannot be fabricated or engineered. An urban identity must develop organically over time; it cannot be dictated through artifice. It is important to establish an understanding of and program for preservation; the developments and constructions of today will be the historic resources of tomorrow.

To address these concerns and keep the City of Gaithersburg's past a part of the present, the Mayor and City Council have directed City Staff to work with the citizenry of Gaithersburg and develop a Historic Preservation Plan. This plan will implement a vision for the safekeeping of Gaithersburg's historic resources while being consistent with the overall community vision set forth in the City's Master Plan Themes.

A Master Plan Element, the Historic Preservation Plan will serve as an informational and policy document to the Mayor and City Council, the Planning Commission, the Historic District Commission, other boards and committees of the City, and the residents of Gaithersburg. The plan will describe the current sites and resources designated and protected within the City of Gaithersburg. This element will also identify potential resources for preservation and/or designation and provides recommendations for improving the City's Historic Preservation program. Ultimately, this Element will support the policies and principles of the City, as well as the other Master Plan Elements.

2. HISTORICAL BACKGROUND

Gaithersburg's history follows the progression from a collection of pre-Revolutionary War plantations to the current modern suburban city. This area has evolved from a rural agrarian society, to an agricultural services-based residential railroad town, to the current City; a hub of the biotechnology industry and a leader in unique urban design. Each of the steps along Gaithersburg's evolution has left lasting imprints¹.

The mid-1700s saw the rise of plantations throughout Montgomery County. The independent plantations of the Gaithersburg region developed near the confluence of two established Indian trails: one was to become known as the "Great Road West" and later Frederick Avenue (MD 355); the other is now known as Clopper Road (MD 117). The legacy of these landholdings and era survives today in recognizable names such as Deer Park, Lost Knife, and Quince Orchard. The area known as Logtown, located at Summit Hall (now Bohrer Park) was the settlement nearest to the first phase of the modern Gaithersburg. The arrival of the nineteenth century brought with it the early subdivision of these plantations and the rise of the "Heart of Montgomery County".

The early 1800s witnessed the coming of Benjamin Gaither, after whom the City is named. Gaither had obtained a dowry parcel of land, north of Logtown. In 1802, Gaither built the first structure at the intersection of Frederick and Diamond Avenues. Sited along the paved "Great Road West", the Gaither home and store acted as a nexus for further development: various shops and residential homes were being built in the new "Gaithersburg" village. In 1850 the growing Gaithersburg changed its name after a landmark tree, to Forest Oak. Although based upon an agricultural society sited along a trade route, the village was slowly transitioning into a multi-faceted community. Another sign of urban development, the US Postal Service, in 1851, opened its Forest Oak office in the Gaither's store. A major economic boon was soon to come to Gaithersburg, spurring further growth.

The B & O Rail company, in the early to mid-1800s, was busy constructing connections between Baltimore and points west. The "Old Main Line" was the first commercial railroad route in the United States as it linked Baltimore to the Ohio River. These new connections, with their economic benefits, would bypass Montgomery County. In response to the "Old Main Line", General William Lingan Gaither (a member of the Maryland State Senate and second cousin of Benjamin Gaither) and associates, including Francis Clopper, applied in 1853 to the Maryland Legislature for a charter granting construction of the Metropolitan Branch Railroad. This line, which would go through Forest Oak (Gaithersburg), would eventually connect Washington DC to Point of Rocks and the B & O line.

¹ The following history is derived from "Gaithersburg: History of a City", City of Gaithersburg, 2002 Arcadia Publishing and "Gaithersburg: The Heart of Montgomery County", City of Gaithersburg, 1978 City of Gaithersburg Publisher

not legally name until 1878

Following twenty years of economic, logistic, and political difficulties, in 1873 the B&O Railroad came to the restored-named Gaithersburg. The railroad changed the complexion of Gaithersburg. It was now the "Heart of Montgomery County"; so named because it was now a leading, growing agricultural-services town on a rail line, in the geographic center of the county. Situated around Frederick, Diamond, and Park Avenues and Chestnut Street, Gaithersburg was officially incorporated April 5, 1878. From the time of incorporation, Gaithersburg began expanding its borders through annexations and charter. Along with geographic growth, Gaithersburg society was also advancing.

didn't make corns - preserved food or vegetable canning

The Twentieth Century produced great strides in the evolution of Gaithersburg. Social advances such as the first telephone company in Montgomery County (1891), construction of a high school (1905), electricity (1912), water and sewerage services (1926), and the new employment industry of canning (1917), along with the automobile, exemplify the changes to everyday life for Gaithersburg in the early years of the new century. Until the mid-1900s, Gaithersburg, affected by events such as the Great Depression and two World Wars, remained primarily an agricultural trade town, illustrated by the sheaf of wheat official seal.



The latter half of the twentieth century saw Gaithersburg change yet again into the City recognized today. As a growing Washington DC suburb, large scale annexations occurred in the 1960s giving the City much of its current form. The post-World War II, Cold War era ushered in fundamental changes to the Gaithersburg social landscape. Fear of Soviet aggression lead to two impacts on the role of Gaithersburg as a suburb. The NIKE missile site was built in 1954 to defend the Nation's Capitol, until the site was deemed obsolete in 1974. In 1961, the National Bureau of Standards (NBS), in response to the decentralization of the federal government in Washington DC, constructed its first building in Gaithersburg. ~~The~~ NBS, now known as the National Institute of Standards and Technology (NIST), was the impetus for other science oriented businesses, such as IBM and the National Geographic Society, coming to Gaithersburg. In 1968, Gaithersburg officially changed to "City" status and with it a new seal showing a globe atop a stack of books in front of high-rise office buildings.



Gone was the sheaf of wheat seal and Gaithersburg's agricultural foundation.

The 1980s saw not only an end to the Cold War, but yet another defining period to the history of Gaithersburg. Along with more land being annexed into the City's borders, the Kent property was sold to Joseph Alfandre in 1988. Alfandre had a vision of creating a traditional nineteenth century town in a modern setting. Working with City staff, and planners Andres Duany and Elizabeth Plater-Zyberk, Alfandre went about creating the Kentlands community in what is now known as neo-traditionalist design; the first such project of this scale (352 acres) in the US. The Kentlands not only influenced the design of neighboring communities such as Lakelands, but continues to be studied globally as a case study of innovative urban design. The City of Gaithersburg has entered its fourth century of existence, the twenty-first. The City now has a population approaching sixty thousand. A vibrant suburb of the nation's capital; potential annexations to expand borders are being explored. The original Cold War inspired technology boom has transitioned into the growth of biotechnology firms, such as MedImmune, making Gaithersburg their home. While the City continuously envisions new plans for the future, it continues to keep one eye on the past.

As traffic congestion increases on I-270, commuter ridership on MARC train is up. Opportunities for area around MARC

3. POLICY FRAMEWORK FOR HISTORIC PRESERVATION

train station + old town for revitalization of housing + redevelopment

Historic preservation in Gaithersburg is a product of legislation enacted at the federal, state, and local levels. The policies of the various levels of government are coordinated to work together as they begin and expand upon guiding principles instituted with the adoption of the National Historic Preservation Act (NHPA). This act addressed the importance of saving cultural resources as a living part of any community.

In 1966, Congress passed the National Historic Preservation Act (NHPA). The NHPA authorizes the National Park Service, under the aegis of the Secretary of the Interior, to create and update a National Register of Historic Places. The act also requires the appointment of State Historic Preservation Officers, the foundation and oversight of the Historic Preservation Fund, and requires the development and institution of Federal, State, and Tribal historic preservation programs' regulations, standards, and guidelines.

The most recognizable product of the NHPA is the National Register of Historic Places. The National Register is an inventory of districts, sites, buildings, structures, and objects significant to the history of the American ^{social} landscape. Designated items characterize or are themselves noteworthy milestones or achievements in architecture, archaeology, engineering, or culture to their local community, their state, and the nation. Properties listed in the National Register are eligible for certain state and federal regulatory protections,

cultural?

financial assistance, and tax benefits. To be registered, a property must fulfill one or more of the following criteria:

- Be associated with historic events or activities
- Be associated with important persons
- Possess distinctive design or physical characteristics
- Possess potential to provide important information about prehistory or history.

Department of the Interior staff may select, from the National Register, certain properties to be designated National Historic Landmarks. These chosen sites, in addition to the requirements for National Registry, are according to the Department of the Interior, of "transcendent importance" to the history and development of the United States.

Less recognizable, but of equal importance, is the NHPA's mandate to award grant funds for historic preservation² and require the appointment of State Historic Preservation Officers. These officers are to distribute these federal grant funds for the purposes of conducting comprehensive state-wide surveys of historic structures and sites, restoring and rehabilitating historic structures, and preparing comprehensive preservation plans. In Maryland, the NHPA policies are carried out under the auspices of the Maryland Historical Trust.

The Maryland Historical Trust, within the Division of Historical and Cultural Programs, an agency of the Maryland Department of Planning, was formed in 1961³. The Trust's purpose is to assist in identifying, evaluating, preserving, and protecting the State's significant prehistoric and historic sites, structures, traditions, and artifacts. Following passage of the National Historic Preservation Act of 1966, the Director of the Maryland Historical Trust, as required under the Act, was now the State Historic Preservation Officer.

[valuable] put in main text
A function
 The primary objective of the Maryland Historical Trust is the preparation of the Maryland Inventory of Historic Properties and maintenance of the Maryland Register of Historic Properties. The Maryland Inventory of Historic Properties is a catalog of known or potentially valuable sites, structures, and objects, usually at least fifty years old, significant to the history of the social/cultural landscape of the State of Maryland. The inventory is divided into two sections: standing structures/non-archaeological sites and archaeological sites. Inclusion in the inventory carries no regulatory protections or financial benefits. However, the

² Federal tax credit of 20% of the cost of approved rehabilitation of income-producing residential, commercial, and industrial properties listed in the National Register of Historic Places.

³ Prior to October 1, 2005, the Maryland Historical Trust was part of the Maryland Department of Housing and Community Development

Maryland Inventory of Historic Properties is often used as the basis for inclusion in the Maryland Register of Historic Properties by establishing the necessary framework for nomination; determining the eligibility and the significance of a resource.

The Maryland Register of Historic Properties, established by the Maryland legislature in 1985, is the list of those properties considered worthy of preservation for significance to American and state history and culture. A determination of eligibility means that a property is appropriate for potential listing in the National Register of Historic Places, along with the Maryland Register of Historic Properties, and may obtain State financial assistance⁴. Aside from these duties, the Trust has numerous other responsibilities including:

- The Trust coordinates with federal, state, and local governments and agencies in preparing, reviewing, and implementing policies and programs, ensuring that historic properties are considered at all levels of planning and development.
- The Trust administers the programs and recommends eligibility for both tax incentives and public technical and financial assistance for historic properties.
- The Trust provides information, education, and training to encourage public interest and participation in historic preservation.

Historic preservation is not solely legislated at the state and federal level. County and local jurisdictions may also enact policies of their own. The City of Gaithersburg, along with other Maryland counties and incorporated entities, can enact preservation legislation under Article 66B, § 8.01 through § 8.17 of the *Annotated Code of Maryland*. The article permits board of county commissioners and the mayors and city councils of various municipalities to regulate by ordinance or resolution the construction, alteration, reconstruction, moving, or demolition of sites, structures, and districts of historic, archeological or architectural significance. Additionally, the designation of boundaries for the same sites, structures, and districts is allowed on condition that said designation follows the municipality's zoning procedure. Local jurisdictions may also create a Local Historic Designation for preserving their historic resources by using local zoning legislation. The legislation may vary from one jurisdiction to another but follows guidelines established by the State legislature⁵. Locally designated

⁴ Maryland State income tax credit of 20% for approved restoration work (interior, exterior, structural, mechanical), on structures that have been locally designated as individual historic sites or districts or in the National Register of Historic Places.

⁵ The *Annotated Code of Maryland*, Article 66B, establishes five purposes for historic designation:

1. To safeguard the heritage of county or municipal corporations by preserving sites, structures, or districts therein which reflect elements of cultural, social, economic, political, archeological, or architectural history;
2. To stabilize and improve property value of such sites, structures, or districts;
3. To foster civic beauty;
4. To strengthen the local economy; and
5. To promote the preservation and appreciation of the sites, structures, and districts for the education and welfare of the residents of the county or municipal corporation.

put in
main text
a section on
tax incentives

expand

resources do not need to be listed in or determined eligible for listing in the National Register, Maryland Register, or Maryland Inventory to be designated under local law. This article also enables municipalities to create historic district commissions to carry out these duties.

These commissions oversee historic preservation at the local level. A historic district commission is directed to attempt to devise, with the property owner, an economically feasible plan for the preservation of any resource that the commission considers to be of unusual importance. Towards this cause, several county, state and federal government tax benefits and loan programs are available that can help mitigate the costs one might incur⁶. Of note, the commissions, in carrying out their responsibilities, may only consider the exterior features of resources and not the interior uses or arrangements.

The City of Gaithersburg, since 1981 provides, under Article XII, Chapter 24 of the City Code, legislation for the preservation of historic resources. This statute is permitted and consistent with the provisions outlined in Article 66B of the *Annotated Code of Maryland*. The City's Historic District Commission (HDC) is responsible for designating historic districts and sites. Potentially designated resources are rated against criteria for either historical/cultural significance and/or architectural/design significance. These criteria are in keeping with those established at both the Federal and State levels⁷. The HDC is also responsible for determining "impact review areas". These are areas adjoining designated resources and are determined by resolution of the HDC and shown on the City's zoning maps.

The HDC has the authority to review exterior changes that could affect a designated site, structure, or district through the historic area work permit (HAWP) process. The guidelines for rehabilitation and new construction permits utilize the Secretary of Interior's defined standards⁸ as well as any additional design guidelines established by the HDC. The HDC also has the ability to acquire architectural easements to preserve a resource. The Mayor and City Council, by resolution, have created the Historic Preservation Advisory Committee (HPAC) to assist the HDC in their responsibilities.

The Historic Preservation Advisory Committee, composed of appointed members, is responsible for many of the duties necessary for preserving the City of Gaithersburg's historic resources. The update and research associated with the City's historic inventory as well as public outreach and education concerning

⁶ Low interest loans for the rehabilitation and restoration are available through the Montgomery County Department of Housing and Community Affairs, 240-777-3600, if you meet income qualifications. Additionally, a Montgomery County property tax credit of 10% of the cost of approved exterior maintenance, restoration or preservation of qualified historic structures is available.

⁷ The complete list of City criteria may be found in the City of Gaithersburg City Code: §24 (Zoning) Article XII: Preservation of Historic Resources

⁸ *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, U.S. Department of the Interior, National Park Service; Preservation Assistance Division, 1990 Washington D.C.

historic preservation is carried out under HPAC. The HPAC also makes recommendations on all historic area work permits, the historic significance of sites and districts based upon the City's designation criteria to the HDC, and to the Planning Commission on applications for the subdivision or resubdivision of land either containing potential or designated historic resources or located within a historic district. The HPAC also reviews projects located in impact review areas.

4. DESIGNATED RESOURCES IN GAITHERSBURG

The City of Gaithersburg has a number of locally designated sites, four of which are also on the National Register and one is listed as a National Landmark. Additionally, the City has two designated historic districts. Each of these resources has helped define a period in Gaithersburg's history through its architecture, use, or residents.

Table 1 Designated Historic Sites in the City of Gaithersburg

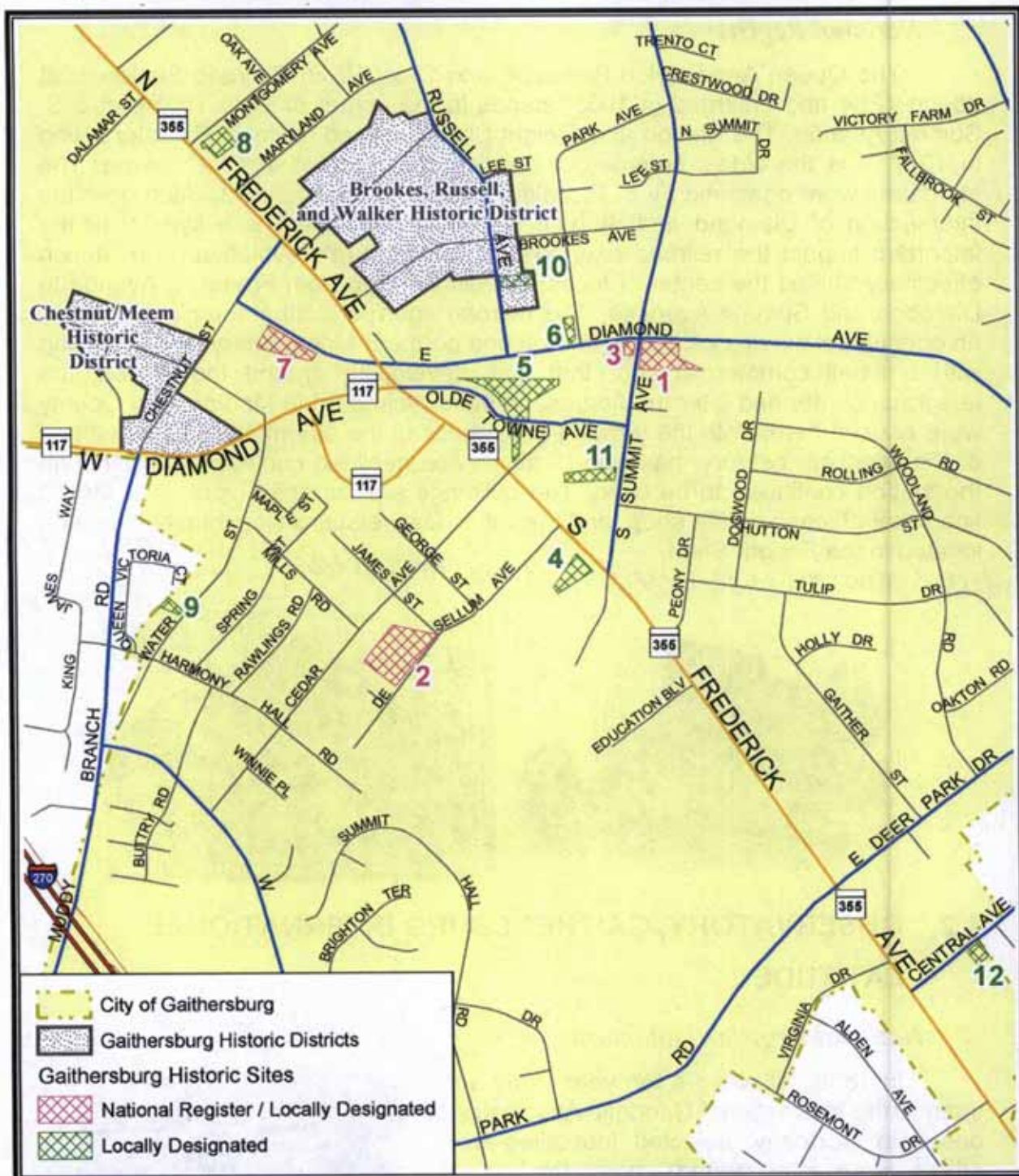
Maryland Historical Trust #	Map #	Resource Name	Resource Address	Date Designated
M-21-151	1	B & O Railroad Station	9 Summit Avenue	12-1983: 10-1978 NR
M-21-96	2	Gaithersburg Observatory	100 DeSillum Avenue	12-1983: 07-1985 NR: 12-1989 NL
M-21-135	3	Belt Building	227 E. Diamond Avenue	12-1983: 08-1984 NR
M-21-129	4	Fulks House	208 S. Frederick Avenue	12-1983
M-21-166	5	"Y" Site	Frederick & Cedar Avenues	10-1986
M-21-83	6	Exchange Building	124 E. Diamond Avenue	02-1987
M-21-165	N/A	Brookes, Russell, Walker District		04-1987
M-21-10	7	Thomas Cannery	3 E. Diamond Avenue	04-1987: 07-1990 NR
M-21-169	8	Talbott House	309 N. Frederick Avenue	06-1989
M-21-160	9	Amiss House	124 Water Street	09-1990
M-21-178	N/A	Chestnut/Meem District		11-1997
M-21-128	10	Brewster/Lipscomb House*	11 Russell Avenue	10-2000
M-21-120	11	Fulks/Harding House	20 S. Summit Avenue	07-2001
M-21-221	12	Ridgley/Royer House	100 Central Avenue	08-2004

NR: National Register Date NL: National Landmark Date

* Now included in the Brookes, Russell, Walker Historic District

- Need to express division between NR and Locally-designated resources. (Section 4.1-4.12). ... this is confusing to a reader
 - * Map #'s in Table 1 (these should be Resource #'s) do not accurately correspond w/ maps in plan.
 - Make sure tables are legible -- margins need to be adjusted.
- 8 See: Table 1 "Maryland Historical Trust" December 4, 2006

Map 1 Historic Districts and Designated Sites in The City of Gaithersburg



4.1 B&O RAILROAD STATION AND FREIGHT SHED

National Register

The Queen Anne styled Baltimore and Ohio (B&O) Railroad Station, built during 1884 and enlarged in 1905, stands in the center of Olde Towne at 5 S. Summit Avenue. The Station and Freight Shed received National Register listing in 1977. It is the oldest commercial building still standing in Olde Towne. The structures were designed by E. F. Baldwin, B&O's chief architect. Sited near the intersection of Diamond and Summit Avenues, the station is a symbol of the important impact the railroad exerted on Gaithersburg's evolution. The Station effectively shifted the center of focus for Gaithersburg from Frederick Avenue to Diamond and Summit Avenues. The railroad spurred Gaithersburg's growth as an agricultural service center for central and northern Montgomery County. Along with a small commercial core that was developing around the station, the telegraph center and later the first telephone switchboard in Montgomery County were housed here. With the growing dominance of the automobile in the last half of the twentieth century, passenger rail service declined considerably, although the station continued to be used. The buildings are currently used as a MARC line ticket office, a coffee shop, and the City's Gaithersburg Community Museum, located in the Freight Shed.

MARC ridership now greatly increased Great opportunity, increased use of train station



4.2 OBSERVATORY, GAITHERSBURG INTERNATIONAL LATITUDE

National Register/Landmark

In 1898, following a ten year study and search, the International Geodetic Association, based in Germany, selected four sites (two others were later added) along the 38° N latitude to build observatories that would study the movement (wobble) of the earth along its axis. Gaithersburg was selected as one such site. The Observatory was placed upon \$100 at



DeSillum Avenue in the Observatory Heights subdivision, so named after the

in 1889, astronomer
 project. An astronomer, Edwin Smith, designed and built this small wooden, gable-roofed structure that opens east and west by a system of pulleys in 1899. The Observatory itself housed an enclosed telescope and the surrounding lands held various markers used for alignments and study. A caretaker's house was also built on this site. The Observatory continued to be used until 1982 when scientific advances rendered it obsolete. This structure is not only a National Register site (1985), but is Gaithersburg's sole National Landmark, designated December 20, 1989.

4.3 BELT BUILDING

National Register

Chimney
 A surviving monument to Gaithersburg's turn of the century commerce, the Belt building was constructed in 1903, combining revival and late Victorian features. John Belt was a progressive merchant who in 1891 operated the largest mercantile house in Montgomery County. Along with his commercial endeavors, Belt also served as postmaster from 1890 to 1894 and while serving as a member of the Board of Commissioners, was instrumental to the expansion of the town in 1888. This structure, a National Register site (1984), sits at the southwestern corner of E. Diamond and S. Summit Avenues at 227 E. Diamond Avenue.



4.4 FULKS HOUSE

Locally-Designated

Built in 1897, this structure at 208 S. Frederick Avenue is an example of nineteenth century Queen Anne Victorian style architecture. Homes of this sort once dominated the streetscape of Frederick Avenue. The Fulks House has irregular massing, a three story square tower, and a patterned slate roof. In addition to the architectural significance, this house was the home to Thomas Fulks, a descendent of one of Gaithersburg's earliest residents, who served on the Town Council from 1898 to 1906.

4.5 "Y" SITE

Locally-Designated

A bit awkward
 In 1888, the Metropolitan Branch of the Baltimore and Ohio Railroad purchased a 2.16-acre tract from the Fulks-DeSillum family and constructed the turning "Y"; a self-describing arrangement of railroad tracks that enabled the early steam locomotives to turn around, reversing their direction. Located at Frederick and Cedar Avenues, now Fulks corner, the "Y" was of importance given that before its creation, Gaithersburg could only be served by through trains. Following its construction, trains could originate or terminate in

Gaithersburg. Later, the Gaithersburg "Y" was used to turn "helper" steam locomotives; cars that were used to push trains, coming from the west, up the grades to Gaithersburg. These locomotives, using the "Y", were then uncoupled from the eastbound trains and could return west again. In later years, reversing diesel engines made the "Y" superfluous for the railroad, and the site became a siding track for a lumber yard and the location of assorted light industrial uses. The rails having being lifted, the "Y" site is currently used as a commuter parking lot. *no - slated for redevelopment*

4.6 EXCHANGE BUILDING

Locally-Designated

awkward *Italianate* *what is this?*
A two-story example of Italian Renaissance style, this building signifies the architectural tastes and technological advances of Gaithersburg society. This building, constructed in 1903 by C.F. Hogan, served not only as Hogan's residence, but also as the town telephone exchange. Gaithersburg, in 1894, established the Montgomery County Telephone Company; the first exchange in the County. Originally housed elsewhere, by 1896 a twenty-four hour operator was needed to run the exchange. The Hogan family took over the duties, combining home and work. The original house burned and the current 1903 building, at 124 E. Diamond Avenue, is the rebuilt Exchange. By 1920, 479 stations were being served from the Hogan's home. Finally in 1937, the exchange switchboard center had to move to larger premises, as more lines and the telephone were becoming commonplace in the City.

4.7 THE THOMAS CANNERY

National Register

This structure, located at 3 E. Diamond Avenue, typifies the light American industrial architecture of the early twentieth century. Built in 1917, Thomas & Co. Cannery was the first and largest food cannery in Montgomery County. The Cannery remained through World War II as the only sizable industry of note in Gaithersburg. In fact, the great demand for goods necessitated by WW II troop support resulted in the Cannery using German POWs as labor. This structure continued on as a functional plant until fire and changing economics closed its doors in 1962. The Cannery, in its heyday, served as a major employment center for the City and provided a local market for area farmers to can and ship their goods. The Cannery received National Register designation in 1990.

4.8 TALBOTT HOUSE

Locally-Designated

This house is located in Realty Park, an area platted in 1921 that extended Gaithersburg's boundaries west and north. Built in 1921, this structure, on 309 N. Frederick Avenue, is a lasting example of the popular bungalow style

avored in the 1920s. Of special note, this house is the City's only brick hipped-roof bungalow and has a garage, a sign of the then changing social times.

4.9 AMISS HOUSE

Locally-Designated

This residence, located at 124 Water Street, is an example of late Victorian style architecture. The Amiss House was built in two stages between 1877 and 1885. This house has importance more for who lived there rather than its construction. Owned by Edmund Amiss, a prominent figure in Gaithersburg's history; Amiss was responsible for the development of Gaithersburg's first school and was the founder of Montgomery County's Teachers Association. In 1904, upon election to the State Legislature, Amiss brought into being the funding for the County's first high school, located in Gaithersburg.

4.10 BREWSTER-LIPSCOMB HOUSE

Locally-Designated

Representative of a small group of late nineteenth, pre-turn of the century homes found in Gaithersburg, the Brewster-Lipscomb House at 11 Russell Avenue is an example of Colonial Revival style. Originally built between 1888 and 1890 by Robert Brewster, this structure later became the home for Lee Lipscomb who served as a member of Gaithersburg's Board of Commissioners during the years 1894 and 1895. The Brewster-Lipscomb House is now included in the Brookes, Russell, Walker Historic District.

4.11 FULKS-HARDING HOUSE

Locally-Designated

In 1903 I.T. Fulks applied for a building permit sited on the "Wood Lot" parcel of Summit Hall, now 20 S. Summit Avenue. This 2.5 story house, located near the B&O station, is the only single-family house ever built on the west side of S. Summit Avenue between Diamond and Frederick Avenues. This house served as a rental property until 1945 when B&O watchman William Harding purchased it.

4.12 RIDGELY-ROYER HOUSE

Locally-Designated

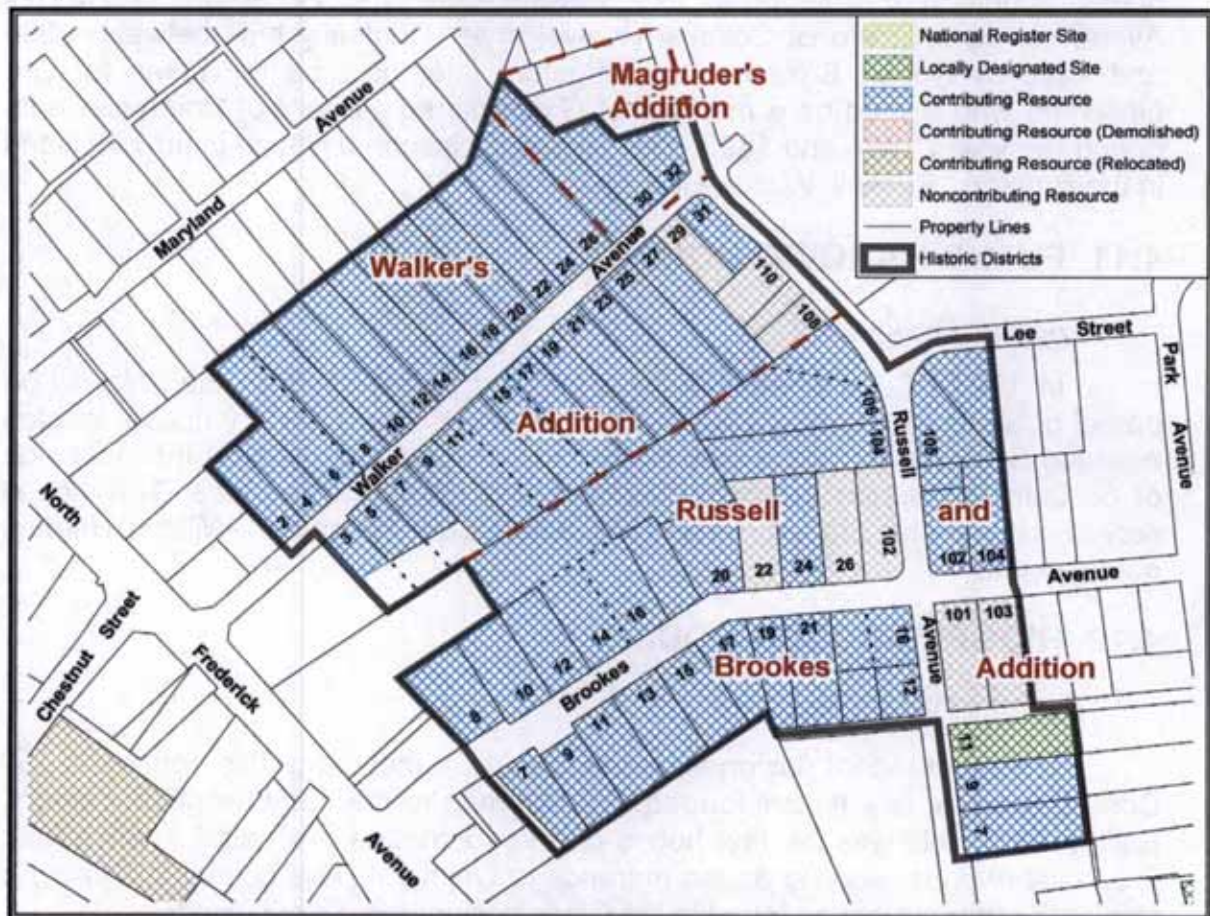
The most recent designated structure in Gaithersburg, this house, on 100 Central Avenue, is a typical four-square common to the early twentieth century. Built in 1917, this was the first house on the south side of Central Avenue from Frederick Avenue, serving as the entrance to Oakmont. This house, in design, is similar to other structures found in the City's designated historic districts.

4.13 BROOKES, RUSSELL, WALKER HISTORIC DISTRICT

Locally-Designated

This district represents post-1873 Gaithersburg; a developing railroad suburb town of Washington DC. The homes in this district date from two time periods; pre-1895 and post-1905. In 1888, Reister Russell and Thomas Brookes requested that the town open roads into their newly platted subdivision. The subdivision originally succeeded in attracting prominent residents with fine homes on large lots. Financial problems then resulted in a period of stasis. In 1904, J.W. Walker subdivided his property along his lane leading to Frederick Avenue. By 1930, fifty-three homes, most two and a half stories with uniform setbacks, were built along the tree-lined streets. Currently all but four of these homes remain, giving a modern glimpse into the look of Gaithersburg's past. The Brookes, Russell, Walker District was the City's first historic district, designated in 1987. It includes Walker's Addition and parts of Russell and Brookes Addition and Magruder's Addition.

Map 2 Brookes, Russell, Walker Historic District

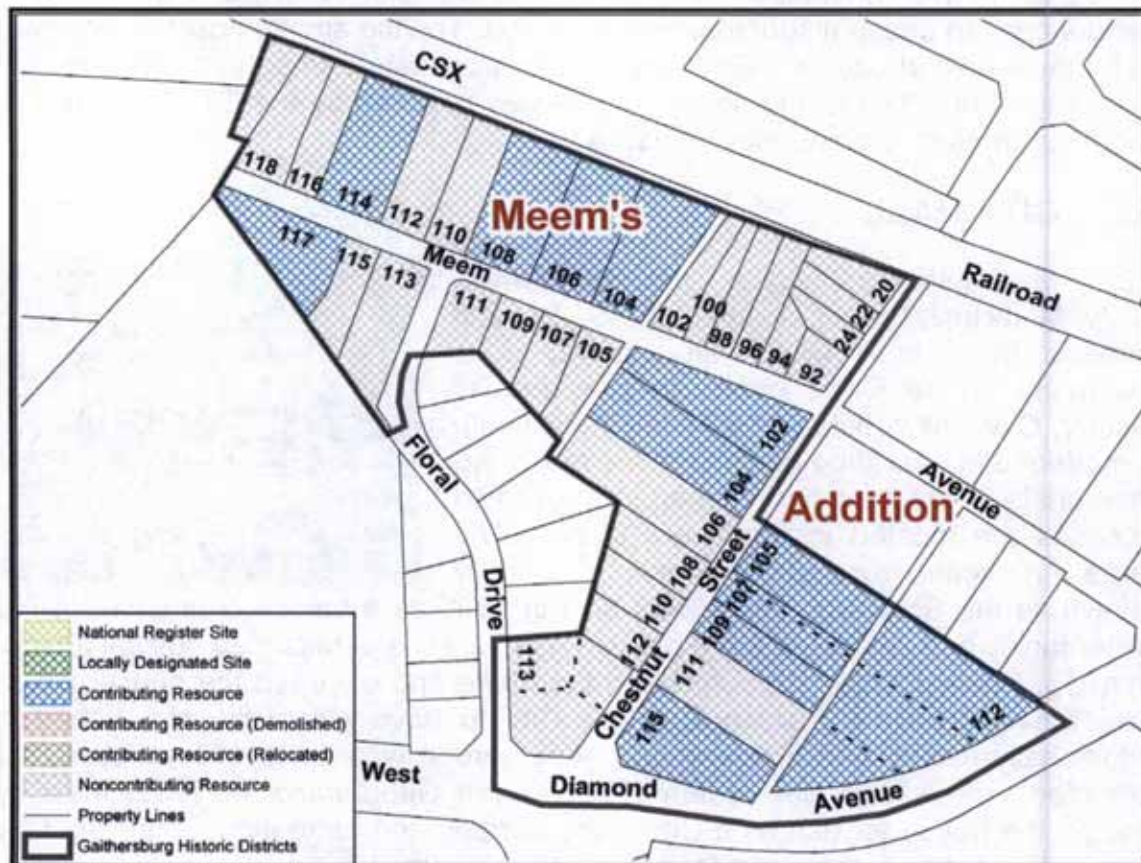


4.14 CHESTNUT/MEEM HISTORIC DISTRICT

Locally-Designated

This area is a visual timeline as it illustrates different development periods over an eighty-year period. Meem's Addition was platted in 1896, but the origins of Chestnut Street began in 1873 following the railroad. Chestnut Street was originally a dirt road connecting Frederick Avenue to what is now W. Diamond Avenue. During this early period Victorian styled homes were constructed on large lots. Around 1891, the City's early telephone poles were erected in this area. The turn of the century brought residential electricity and the nearby Thomas Cannery. In response to these changes, a small number of additional homes in the four-square/ craftsman- bungalow style were being built on subdivided lots. A great number of these original structures, built between 1870 and 1930, remain today. This district, overall, remained sparsely developed until the 1950s when the initial large lots were again further subdivided into smaller lots. Post-war ramblers and bungalows, shaded by the original Victorian-era oak trees, came to Meem's Addition. All of the various development periods may be viewed in the space of one block, giving this district its unique importance to the City of Gaithersburg. In response, the City of Gaithersburg designated this neighborhood as a historic district in 1998.

Map 3 Chestnut/Meem Historic District



5. OTHER HISTORIC RESOURCES OF NOTE

The City of Gaithersburg owns and maintains a number of historic resources. While these publicly-owned properties are not designated, each has significance to Gaithersburg's past. The City has been diligent in restoring and performing adaptive re-uses to these sites, benefiting the community at-large.

5.1 BOHRER PARK at SUMMIT HALL FARM

The cluster of buildings found on Bohrer Park at Summit Hall Farm, 502 S. Summit Avenue, forms the oldest collection of antique sites in the City. This site was home to the original Logtown Settlement (1769), billeted Confederate forces during the Civil War, and in the 1940s became the country's first commercial turf farm. The main house was first constructed around 1783 and later reconstructed in 1840. Additions were built in 1886 and 1937. The house features architectural elements from the three different periods of ownership, including the original log structure incorporated into the larger house. The tenant house dates from the mid- to late-1800s and was originally built as a pair of one-over-one duplex styled residences, an unusual structure for this period. The log smoke house is believed to be the oldest structure in Gaithersburg. Approximately 14 square feet and built during the early 1700s, the smoke house was restored by the City in 1988. For more information, please refer to **Map 4**.



5.2 CITY HALL

Gaithersburg City Hall, the Sanford W. Daily Municipal Center, located off S. Summit Avenue in Olde Towne Gaithersburg, is a testimony to the City's efforts to preserve its history. City Hall consists of a stately house with a modern office building addition to the rear. Two memorials to the men and women in the armed services are located in prominent places. The large American four-square house, historically known as the Schwartz house, was built in 1895 as a private residence for the Miller family and illustrates the Georgian Revival style of balanced cubical shape. In 1913, Edward Schwartz purchased the home and enlarged the house, which was the first private residence in the City to have electricity. Mr. Schwartz additionally established a renowned peony garden with up to 410 varieties that attracted visitors and was featured in *National Geographic*. In 1958, the City bought the house for use as a City office building and recreation center. As City services expanded, the need for office space resulted in the rear office addition



being constructed in two phases during 1987 and 1989. For more information, please refer to **Map 6**.

5.3 WELLS-ROBERTSON HOUSE

With the rise of the railroad, real estate near the tracks became attractive for businesses and business owners' residences. This late Victorian-Queen Anne style residence, at 1 Wells Avenue, was built in 1885 by William T. Hilton, the county's best known carpenter/builder, for Henry Miller, co-founder of the Gaithersburg Milling and Manufacturing Company. The house is sited across from the company's former depot and milling complex. The City named the house after Mary Wells Robertson who owned the house for sixty-two years before selling it, in 1987, to the City. Following the exterior restoration and interior renovation of the home, the City now uses this classic house as a community facility. For more information, please refer to **Map 6**.



5.4 CASEY BARN

The Eugene B. Casey Community Center was originally built as a functional dairy barn in 1938. This use continued until the barns were donated to the City in 1970, following the 1969 annexation of a large Casey-owned tract of land. This structure not only provides various community services, but stands as a reminder of Gaithersburg's rural roots and acts as a gateway feature at the southern entrance to the city. For more information, please refer to **Map 4**.



5.5 KENTLANDS MANSION AND BARN

The primary building of the Tschiffely-Kent estate, the mansion is an example of Georgian, also known as Colonial Revival, style. The home was originally built by Frederick Tschiffely Jr., following his father's death, in 1900. Construction of the mansion also included a number of accessory structures; a gatehouse, carriage house, and brick barn. Mr. Tschiffely's heirs sold the estate to Otis Beall Kent in 1942. Mr. Kent then went



about erecting additions to the mansion and the estate as a whole. He converted a stable into a firehouse and excavated Lake Inspiration. The Kent heirs eventually sold their estate to Joseph Alfandre in 1988. As part of the Kentlands neighborhood development, Alfandre donated the mansion, barn, and firehouse to the City. After undergoing adaptive reuse construction, the Kentlands Mansion is now a grand community facility available for public rent and the old brick barn is now used as the City's Arts Barn; a multimedia resource for Gaithersburg's cultural community. Through the City's efforts, these two structures remain at the heart of the Kentlands area.



In addition to the State designated and City-owned historic resources, there are a number of other significant sites of note within the current or future City limits. All of the following resources are eligible for inclusion in the City's historic inventory. These areas are distinctive and may be designated in the future.

5.6 OBSERVATORY HEIGHTS

Development in this district began in 1880 along DeSellum Avenue. Named after the National Landmark Observatory, this neighborhood was platted in 1911. Construction continued through the 1950s. As such, a number of architectural styles are found throughout Observatory Heights. The oldest homes are in the Victorian style with subsequent development styles being bungalows, four squares, and Colonial Revivals. The unique variety of housing stock can be found along Observatory Heights' main interior roads: Cedar Avenue, James Street, and George Street.

5.7 REALTY PARK

Realty Park, located just north of the Brooks, Walker, Russell District, further defined Gaithersburg's boundaries when platted in 1921. The Maryland, Montgomery, Highland, and Oak Avenues were ~~new~~ added to the road network. This district is home to the designated Talbott House. Realty Park is populated by a number of Craftsman and later Colonial Revival style homes. Unlike its designated neighbor district to the south, a number of Realty Park homes have

built-in garages; an example of the changing social landscape (rural to suburban) in Gaithersburg.

5.8 NIKE SITE

This site is a testament to the Cold War era. "Rockville W-92" was a guided missile base installed to help defend the Nation's Capital from enemy bombers. Built in 1954, the missile site, located west of Muddy Branch Road and north of Darnestown Road, housed both NIKE Ajax and Hercules missiles. The site contains three missile silos and a collection of barracks and out-buildings. The NIKE site remained operational until 1974, when rendered obsolete. Since that time, both the Consumer Product Safety Commission and later, the National Institute of Standards and Technology, have used this site for research and testing. Currently, the NIKE site is owned by the U.S. Federal Government.

5.9 FOREST OAK CEMETERY

Forest Oak Cemetery is the only town cemetery in Gaithersburg. It began in 1866 when the Methodist Episcopal Church South purchased a parcel of land located between what is now Chestnut and Dalamar Streets, west of Frederick Avenue. The Forest Oak Methodist Episcopal Church was erected in 1867 and the cemetery grew. In 1910, the Forest Oak Cemetery Association incorporated separately from the Church. This old cemetery is the resting place for many members of Gaithersburg's early families.⁹ For more information, please refer to **Map 4**.

5.10 ASBURY METHODIST VILLAGE

Located between Lakeforest Mall and Olde Towne, Asbury Methodist Village has for over seventy-five years served as a non-profit organization providing community care facilities for people ages sixty-five and older. The Asbury facility began during the 1920s on a 124-acre dairy farm referred to as "Rolling Acres". The original main structure, Wilson Hall, was planned and built between 1923 and 1926. This structure remains on the Asbury campus and is still in use today. For more information, please refer to **Map 6**.

5.11 THE CROWN FARM

The approximately 180 acre Crown Farm originated from the seventy-six (76) acre England farm. Still found on the farm is the "L" shaped, Victorian-styled, two-story frame house dating from 1894 and a log tenant house dating from the mid-1800s. These structures are listed in Montgomery County's *Master Plan for Historic Preservation* as Site #20/17. There also exist on the site a number of additional outbuildings that may be of interest.

⁹ A listing of gravesites is available online: WWW.distantcousin.com/cemetery/md/montgomery/gaithersburg/M.html

5.12 GARRETT/HEETER CEMETERY

This small family cemetery located along Englefield Drive in Washingtonian Woods was exempted in the 1965 conveyance of land from the Garrett family to the developers of this neighborhood. The cemetery was conveyed to the City in 1989 for perpetual protection.

5.13 FREDERICK AVENUE CORRIDOR

The early history of Gaithersburg can be traced to two areas: Olde Towne and Frederick Avenue. Much of the development and growth of the City of Gaithersburg has been focused along Frederick Avenue (MD 355). The road has evolved from a Native American trail, to a trade route, to being one of the City's and region's main thoroughfares. This road, running parallel to I-270, handles large volumes of daily traffic as well as maintaining sizable residential and commercial components.

As this corridor experiences continued growth and redevelopment, it is important to make note of and retain significant structures and sites that document Frederick Avenue's and Gaithersburg's past. The properties throughout the Frederick Avenue Corridor vary in age and architecture. While thorough research has been conducted on many of the properties and is available to the general public, less is known about several other properties. More research should be conducted to determine the level of significance, if any, for many sites.

Research of the following properties has been conducted and is available. Redevelopment proposals involving the removal or significant alteration of these structures or sites should be sensitive to the known historic value of these sites and discouraged if appropriate:

RESOURCE

Map #	Address	Built	Name
2	N Frederick Ave @ Montgomery Ave	1867	Forest Oak Cemetery
3	201 N Frederick Ave	1877	Gaither Residence / Miss Hattie's House
13	202 S Summit Ave	1885	Severance House
14	201 S Summit Ave	1883	Ascension Chapel
18	500 S Frederick Ave	1783	Summit Hall Farm
26	810 S Frederick Ave	1938	Casey Barn / Community Center

MAP #

4B

4B

5A

5A

5A

5B

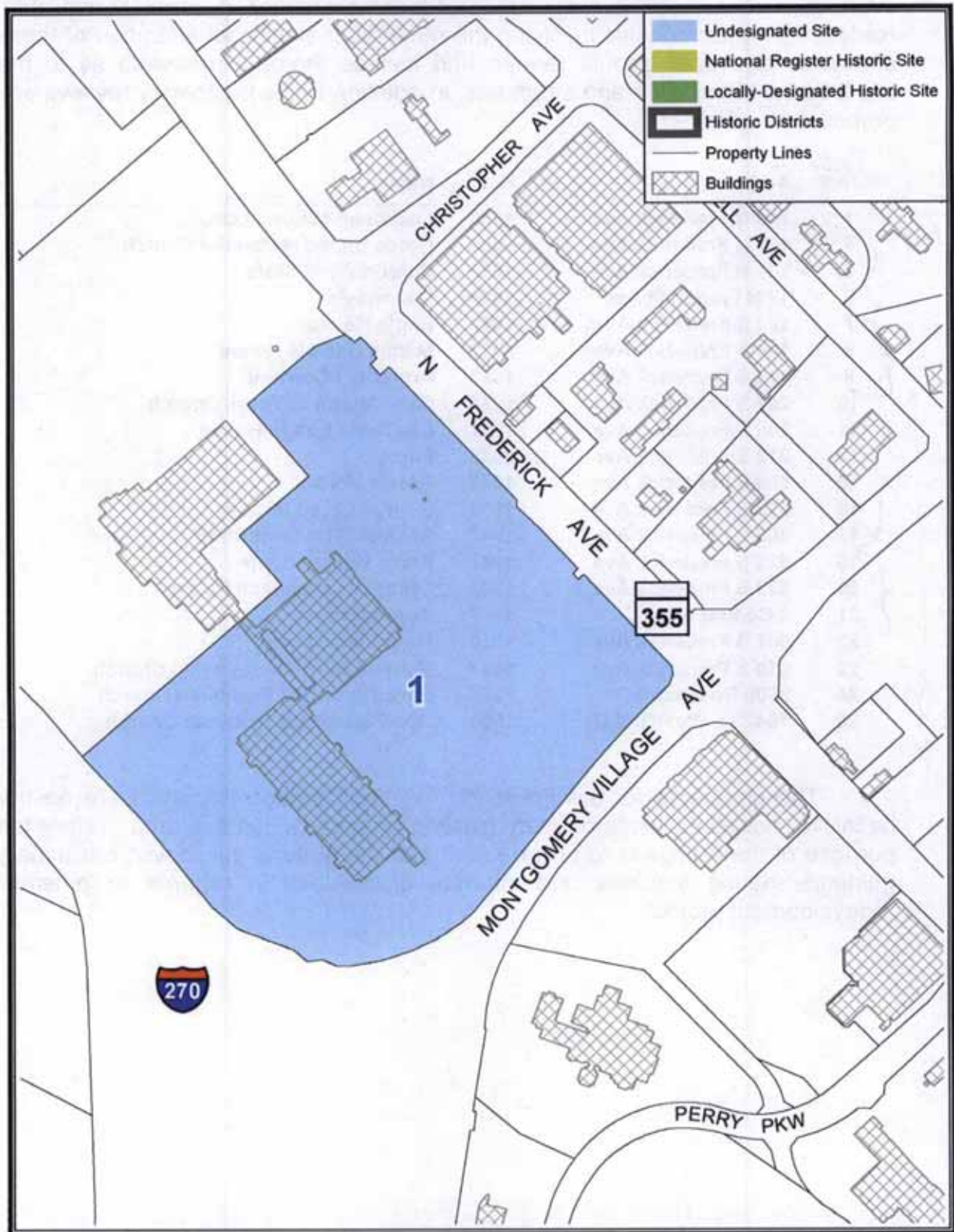
Significant research of these properties has not been conducted or limited information regarding the significance of these properties is currently available. Redevelopment proposals involving the removal or significant alteration of these structures and sites should require and include thorough research as to the significance of the sites and structures, in addition to the customary reviews any proposal would elicit¹⁰.

MAP	Map #	Address	Built	Name
4A	1	700 N Frederick Ave	1966	Lockhead-Martin / LORAL
	4	119 N Frederick Ave	1905	Grace United Methodist Church
	5	101 N Frederick Ave	1890	Carson Ward Store
	6	17 N Frederick Ave	1924	Calloway's
4B	7	102 S Frederick Ave	1912	Engle House
4B, 5A	8	106 S Frederick Ave	1917	Mamie Carlisle House
	9	110 S Frederick Ave	1883	Arnmere / Convent
	10	201 S Frederick Ave	1934	Saint Martin of Tours Church
	11	206 S Frederick Ave	1887	Lee Davis Lodge House
	12	212 S Frederick Ave	1936	Fulks
5A	15	309 S Frederick Ave	1940	Crown House
	16	312 S Frederick Ave	1930	George Gloyd House
	17	405 S Frederick Ave	1947	Becraft / The Craft Shop
	19	525 S Frederick Ave	1947	Kim's Beauty Shop
5A, 5B	20	539 S Frederick Ave	1942	Offutt / Aschenbach House
	21	1 Central Ave	1947	Jacobs House
	22	607 S Frederick Ave	1930	Magruder House
5B	23	610 S Frederick Ave	1964	Gaithersburg Presbyterian Church
	24	9008 Rosemont Dr	1964	Epworth United Methodist Church
	25	16420 S Westland Dr	1969	Good Shepherd Lutheran Church

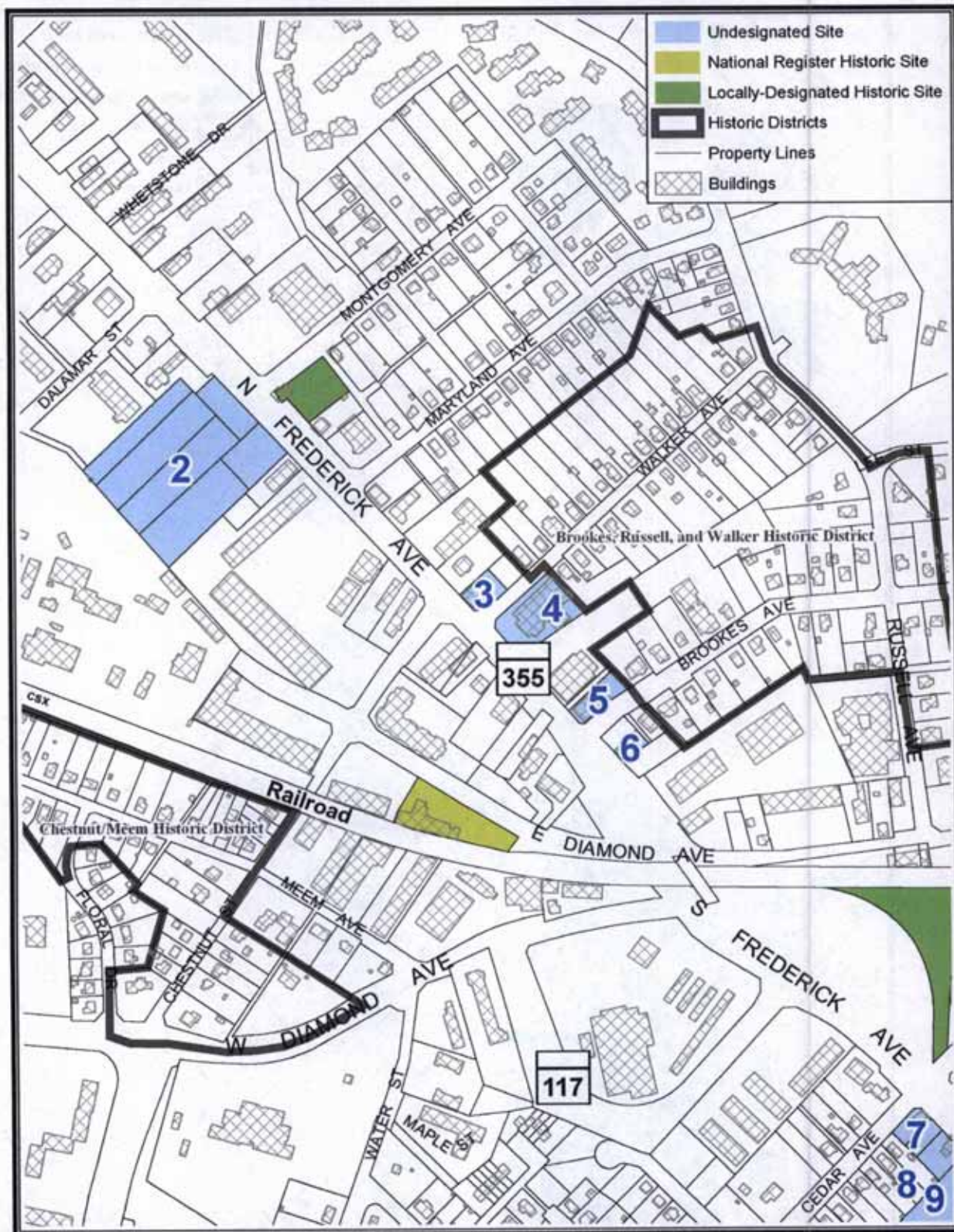
The groupings for the Frederick Avenue Corridor properties are neither definitive, nor all inclusive of every existing property within this area. Rather the purpose of the listings is to provide staff and the general public with preliminary guidance during inquiries and informal discussions in regards to potential redevelopment projects.

¹⁰ Reviews may include reviews by the planning staff, HPAC, the HDC, the Planning Commission, and the Mayor & Council

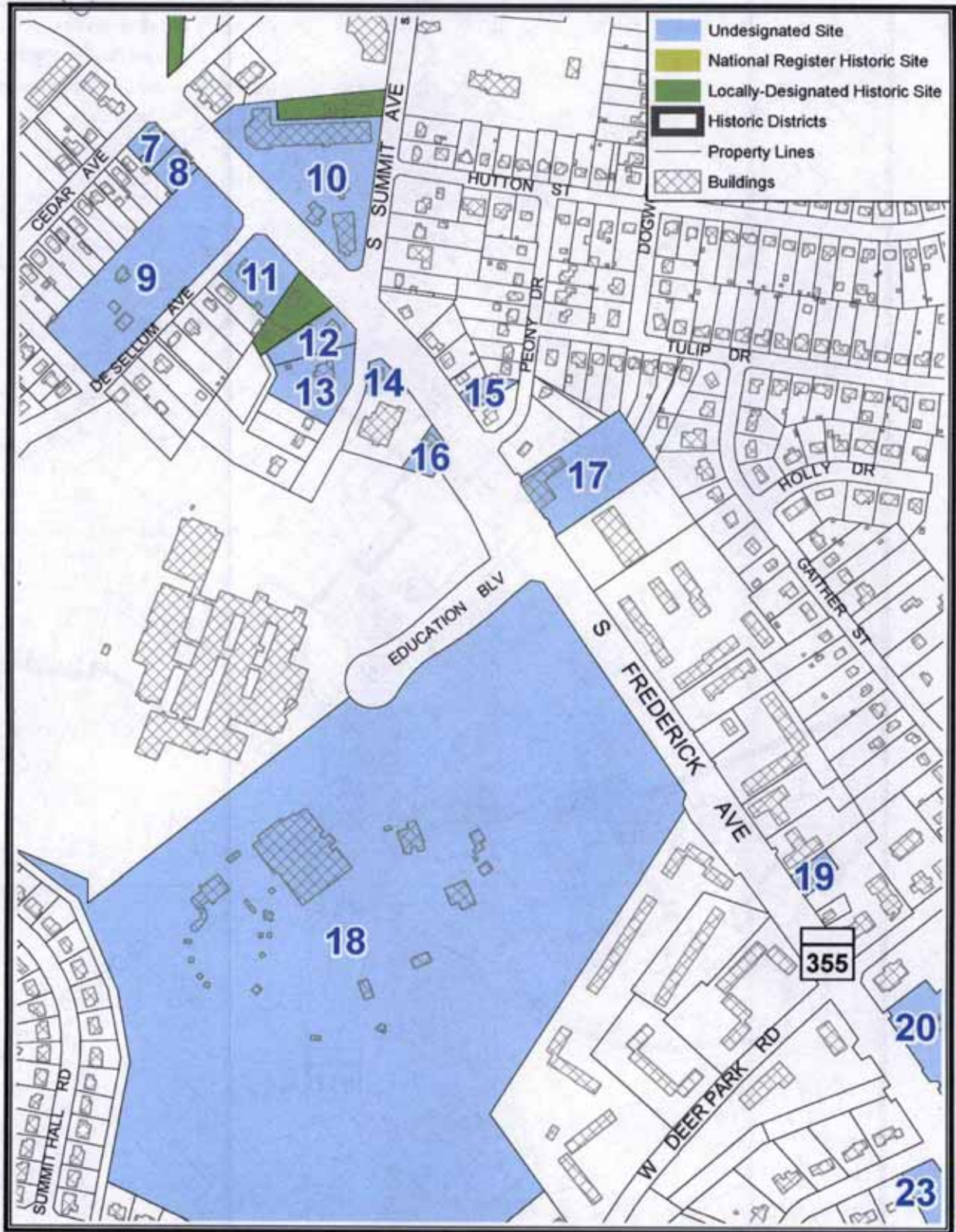
Map 4A North Frederick Avenue Corridor Historic Resources

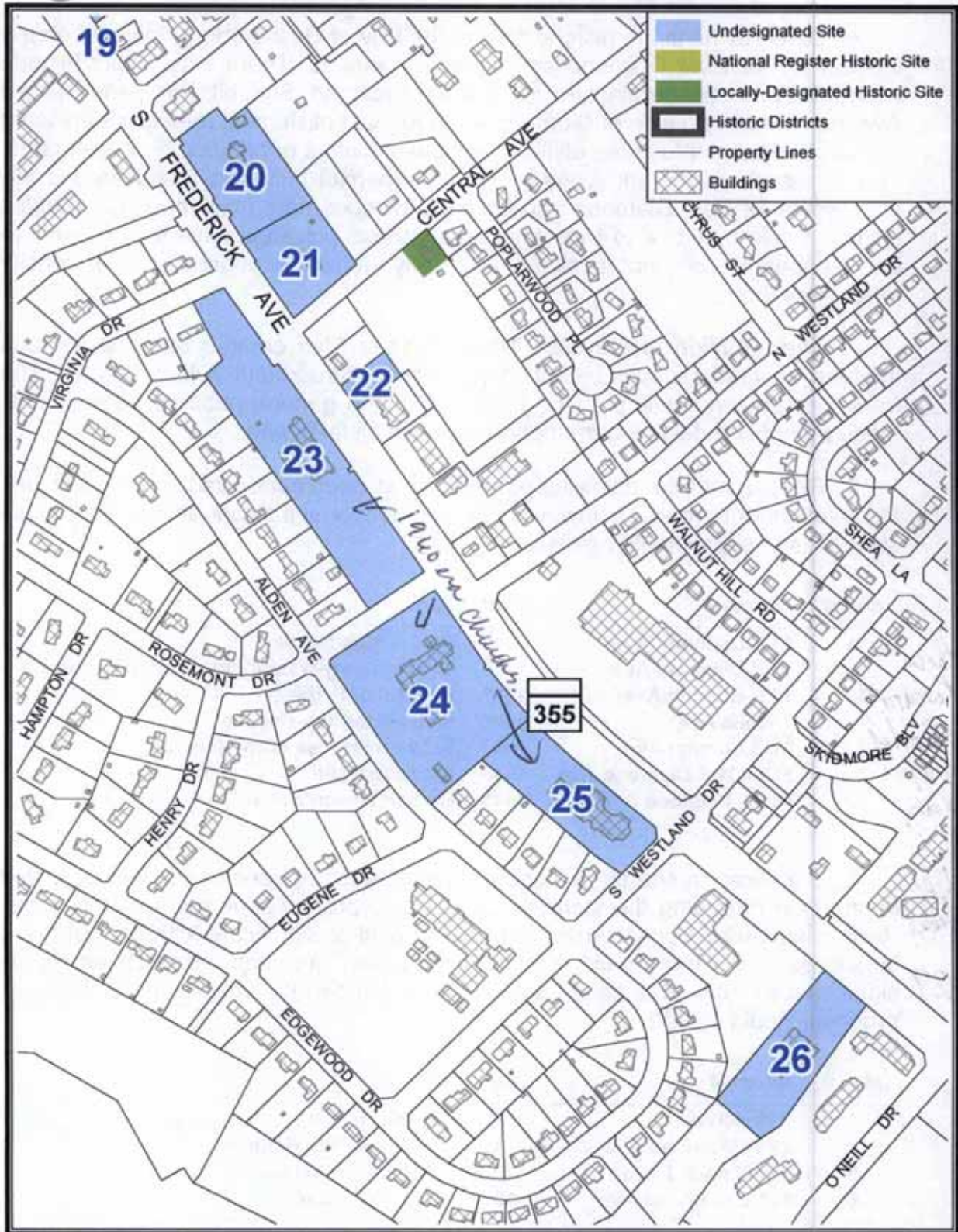


Map 4B North Frederick Avenue Corridor Historic Resources (continued)



Map 5A South Frederick Avenue Corridor Historic Resources



Map 5 ^B South Frederick Avenue Corridor Historic Resources (continued)

5.14 OLDE TOWNE

Olde Towne is the historic core of the City of Gaithersburg, focused on the intersection of East Diamond and Summit Avenues. There exist intact historic residential and commercial structures along Diamond, Summit, Park, and Russell Avenues. The north side of Diamond Avenue, east of Summit retains a significant row of residential structures eligible for historic district or certified heritage status. This is also true of Park Avenue. The commercial buildings found around the intersection of East Diamond and Summit Avenues date from the City's earliest history. While only one to two stories high, these buildings have the potential to be compatible or incorporated with any future proposed higher-density redevelopment.

The adoption of the Olde Towne Master Plan created both tremendous interest in and redevelopment opportunities throughout Olde Towne. The following groupings will provide guidance for the general public in reference to these potential redevelopment opportunities in Olde Towne.

Research of the following properties has been conducted and is available. Redevelopment proposals involving the removal or significant alteration of these structures or sites should be discouraged:

Map #	Address	Built	Name
4	18 E Diamond Ave	1889	Nash / Mills House
5	13 E Diamond Ave	1930	Gaithersburg-Washington Grove Fire House
27	12 N Summit Ave	1911	Knights of Pythias
46	1 Wells Ave	1885	Wells-Robertson House
47	31 S Summit Ave	1895	Schwartz House / City Hall
50	317-401 E Diamond Ave	1943	Bowman's Mill
67	501 E Diamond Ave	1945	Herbert Bryant's Mill

Significant research of these properties has not been conducted or limited information regarding the significance of these properties is currently available. Redevelopment proposals involving the removal or significant alteration of these structures and sites should require and include thorough research as to the significance of the sites and structures, in addition to the customary reviews any proposal would elicit¹¹:

Map #	Address	Built	Name
1	Russell Ave	1926	Epworth Hall at Asbury Methodist Home
2	22 W Diamond Ave	0	Mathias Auto (house)
3	6 E Diamond Ave	1889	Selby/Griffith House
6	107 E Diamond Ave	1919	The Ice House

¹¹ Reviews may include reviews by the planning staff, HPAC, the HDC, the Planning Commission, and the Mayor & Council

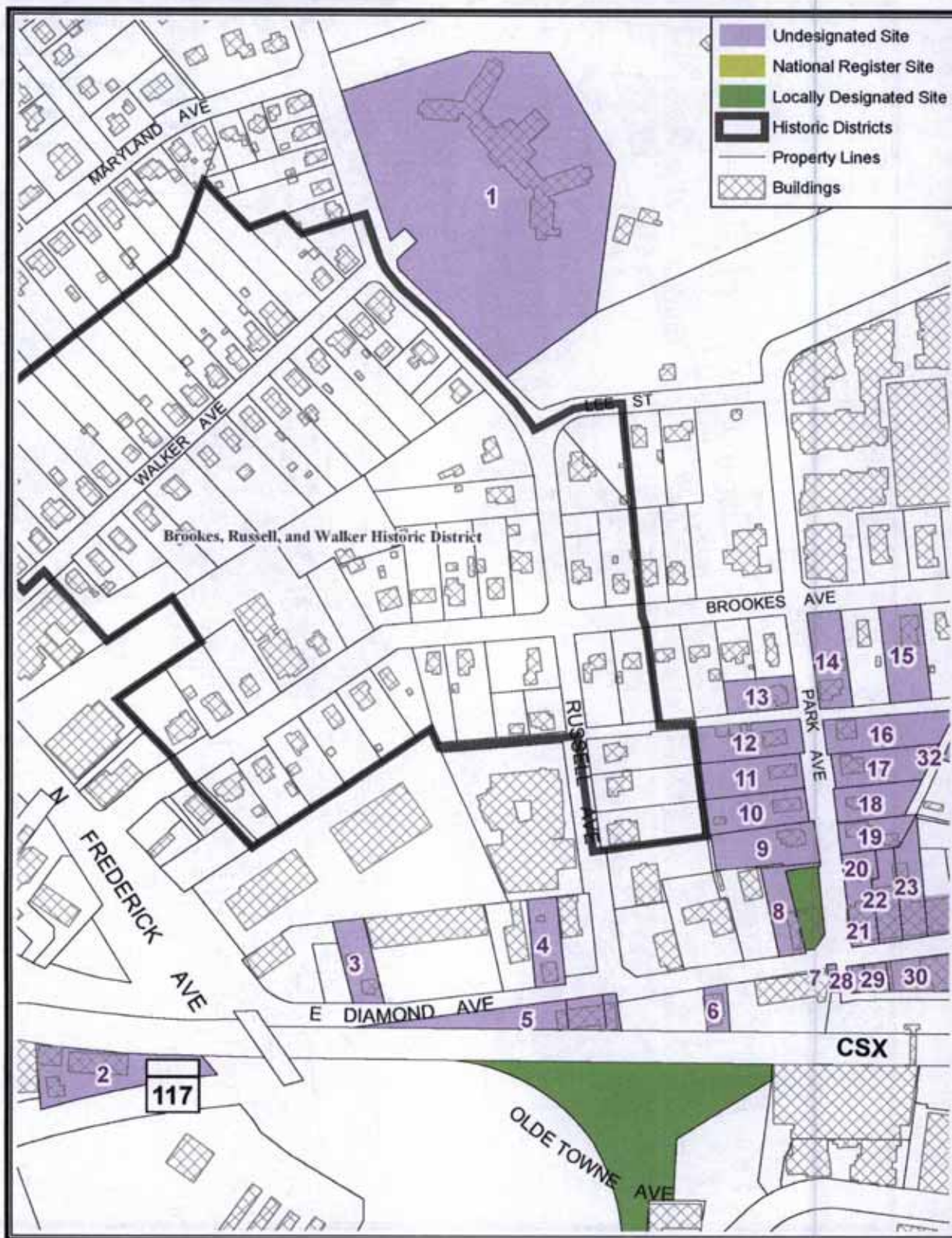
Map #	Address	Built	Name
7	125 E Diamond Ave	1959	
8	122 E Diamond Ave	1914	Walker's Laundry / McBain Bakery
9	4 Park Ave	1879	
10	6 Park Ave	1909	
11	10 Park Ave	1909	
12	14 Park Ave	1899	
13	16 Park Ave	1890	
14	15 Park Ave	1914	
15	203 Brookes Ave	1900	
16	13 Park Ave	1939	
17	11 Park Ave	1934	
18	9 Park Ave	1894	
19	7 Park Ave	1927	Lula and Roger Carlisle House
20	5 Park Ave	1879	Wolfson/Katz House
21	200 E Diamond Ave	1894	Wolfson's
22	206 E Diamond Ave	1935	Wolfson's-Katz
23	208 E Diamond Ave	1935	Wolfson's-Katz
24	216 E Diamond Ave	1950	W. Lawson King Block
25	220 E Diamond Ave	1923	Center Market
26	226 E Diamond Ave & 4 N Summit Ave	1874	Diamond Drug
28	201 E Diamond Ave	1924	Chris' Restaurant
29	207 E Diamond Ave	1939	Carlton Mills Plumbing
30	221 E Diamond Ave	1934	Fulks/Thomas/Chiswell
31	223 E Diamond Ave	1933	The Emporium
32	26 N Summit Ave	1956	Jacobs Center
33	36 N Summit Ave	1870	Stolz
34	106 N Summit Ave	c. 1929	Housley / Gaither House
35	11 N Summit Ave	1946	
36	9 N Summit Ave	1935	
37	5 N Summit Ave	1957	
38	1 N Summit Ave		
39	3 N Summit Ave	1961	
40	302 E Diamond Ave	1892	First National Bank of Gaithersburg
41	308 E Diamond Ave	1966	Victor Litz Music
42	312 E Diamond Ave	1919	Old King Pontiac
43	316 E Diamond Ave	1901	Carlisle Funeral Home
44	320 E Diamond Ave	1891	Gartner-Sandison Funeral Home
45	324 E Diamond Ave	1964	Diamond Courts
48	37 S Summit Ave	1942	
49	105 S Summit Ave	1899	
51	403 E Diamond Ave	1899	
52	405 E Diamond Ave	1909	
53	402 E Diamond Ave	1919	City Youth Center / SPCA
54	408 E Diamond Ave	1903	Adams House
55	412 E Diamond Ave	1888	Hogan / Schwartz House
56	414 E Diamond Ave	1899	Identity House
57	416 E Diamond Ave	1899	
58	418 E Diamond Ave	1908	Willard and Maggie Jacobs House

Map #	Address	Built	Name
59	420 E Diamond Ave	1914	Norman Jacobs House
60	422 E Diamond Ave	1932	Clarence and Sue Becraft House
61	415 E Diamond Ave	1889	Gartner House
62	426 E Diamond Ave	1927	Dorsey Plummer House
63	428 E Diamond Ave	1990	(reconstructed)
64	430 E Diamond Ave	1911	Kathy's Flowers
65	434 E Diamond Ave	1923	On Our Own
66	442 E Diamond Ave	1888	
68	651 E Diamond Ave	1910	Fulks Farm Tenant House
69	697 E Diamond Ave	1907	Gaithersburg Farmer's Supply Mill

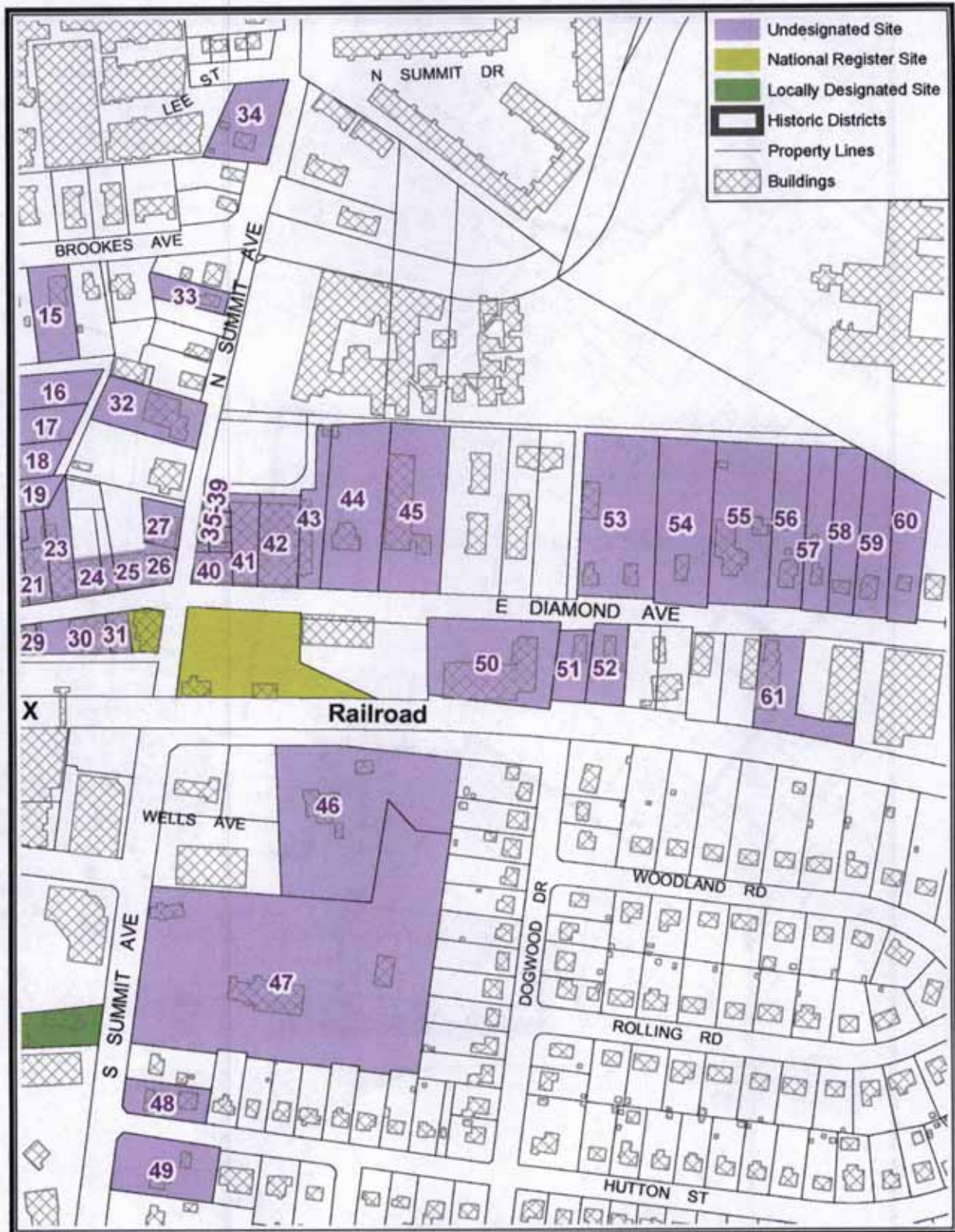
The groupings for the Olde Towne properties are neither definitive, nor all inclusive of every existing property within this area. Rather the purpose of the listings is to provide staff and the general public with preliminary guidance during inquiries and informal discussions in regards to potential redevelopment projects.

How does OTMP treat older structures and streetscapes - what are recommendations?

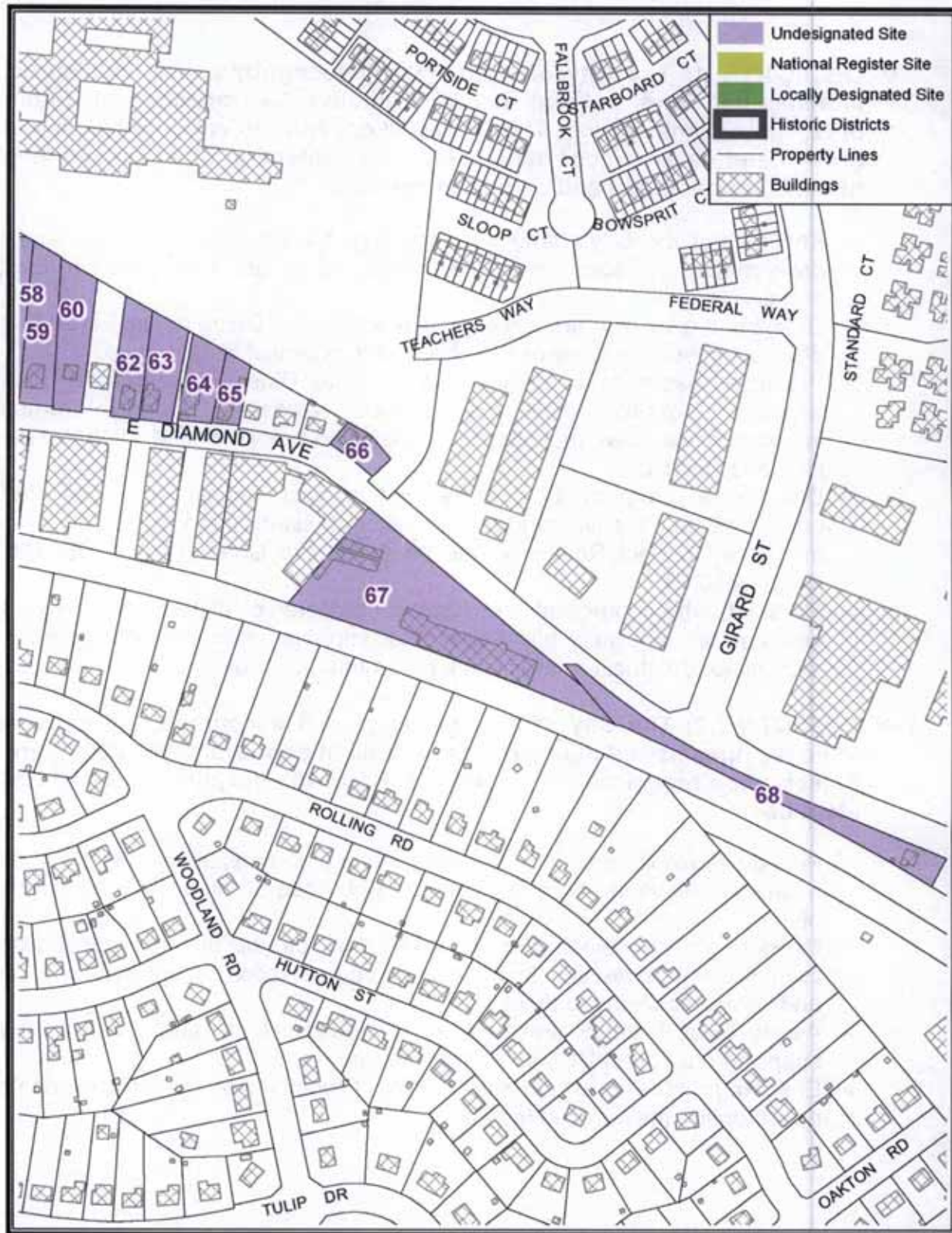
Map 6 Olde Towne Historic Resources



Map 6 Olde Towne Historic Resources (continued)



Map 6 Olde Towne Historic Resources (continued)



6. OBJECTIVES AND ACTIONS

- What does this mean?
reflected = preserved?*
- ❖ **OBJECTIVE 1:** The City of Gaithersburg recognizes that its historic, architectural, and cultural heritage should be reflected in future development and growth. The City shall continue to create a balance in growth and development that assures the protection of its outstanding historic, architectural and cultural resources.

- Ensure that the City's land use, housing, transportation, and economic development policies are consistent with and facilitate historic preservation.
- Develop a plan for archaeological research in Gaithersburg, including developing sensitivity maps to better locate potential sites.
- Preserve resources in conjunction with the Olde Towne Master Plan wherever possible. This may include relocation, adaptive re-use integration into new projects, or inclusion in the proposed Olde Towne Heritage District.
- Develop a program to identify and protect unimproved land that contributes to the environmental character of historic districts.
- Implement Impact Review Areas as defined in Chapter 24 of the City Code §24-229.
- Maintain, where practical, the historic character of districts and/or sites when street, sidewalk, utility and other improvements are undertaken in local historic districts or affecting local landmarks and sites.

- ❖ **OBJECTIVE 2:** The City of Gaithersburg shall encourage and support the development and maintenance of present and future private historic preservation organizations, especially those with specific neighborhood identities.

- Provide available technical information to such organizations and serve as a liaison between them and State and Federal historic preservation offices.
- Cooperate with neighborhood preservation organizations in identifying existing and potential local historic preservation problems and in addressing solutions to those problems.
- Assist local historic preservation organizations in attracting funding support from Federal, State, and private grants.
- Encourage older neighborhood Home Owner's Associations to begin documenting their unique resources.

❖ **OBJECTIVE 3: The City of Gaithersburg shall employ historic preservation as a means to strengthen the local economy through increased tourism and local visitation to historic sites.**

- Support and encourage any private/City museum consortium efforts that advance public awareness of Gaithersburg's historic resources and heritage.
- Develop a City web site dedicated to Gaithersburg's historic resources.
- Following the findings of any environmental health assessments, acquire the NIKE site and employ it as a museum use or a public recreational facility while commemorating its history through different media.
- Restore and designate rolling stock (rail cars) as historic artifacts.
- Sponsor a "Historic Plaque Program" to commemorate the City's historic resources. These plaques could be used in conjunction with a published City-wide walking tour.
- Advance the Gaithersburg International Latitude Observatory as a tourist destination.
- Continue to promote visitation throughout the City by using events such as Olde Towne Day that advance the City's history.

❖ **OBJECTIVE 4: The City of Gaithersburg shall improve the effectiveness in the administration of its ordinances, codes, rules and other provisions that address historic preservation, by providing education and assistance to residents and property owners in promoting historic preservation and managing the historic resources under its jurisdiction.**

- Study any potential public or private funding sources, grants etc., for the research and identification of archaeological resources in Gaithersburg.
- Further the public's understanding and interest in historic preservation with a variety of resources including pamphlets, brochures, newspaper articles, photo exhibits, video media, audio media, and broadcasts.
- Develop and publish City pamphlets for better public understanding of processes involving historic resources: tree removal, demolition, courtesy reviews, historic area work permits, and Historic District design guidelines.
- Support any Federal, State, Montgomery County or City legislative acts that enact or further tax abatements or other economic incentives for historic properties or preservation.
- Work with the citizenry to promote donations of property, deed restrictions, grants of easements, and other forms of less than fee-simple ownership of historic properties.

❖ **OBJECTIVE 5: The City shall continue to support and enhance those districts and resources already designated and will strive to expand the focus on future districts and/or resources for designation.**

- Gaithersburg International Latitude Observatory:
 - Create interpretive park on grounds
 - Involve local schools with programs to further advance scientific studies
 - Investigate promotional activities such as tours, open houses, lectures
- Observatory Heights:
 - Designate as a historic district
 - Continue HPAC courtesy reviews of any new constructions in the neighborhood
 - Continue research and photo archive of structures
 - Publish walking tour guide including a history of the neighborhood
- Brookes, Russell, Walker District:
 - Encourage financial incentives for the maintenance of individual district resources
 - Continue research of individual resources
 - Publish walking tour guide
 - Develop photographic archive of district
- Chestnut/Meem District:
 - Encourage financial incentives for the maintenance of individual district resources
 - Encourage compatibility of infill projects through design guidelines
 - Demonstrate the historic importance of the WSSC site with plaques or other commemorative instruments
 - Develop photographic archive of district
- Garrett/Heeter Cemetery:
 - Continue research as to the cemetery's origins
 - Designate the cemetery as a local historic site
 - Consider the setting of the cemetery in regards to any potential changes or projects to the surrounding properties
- Bohrer Park at Summit Hall Farm:
 - Research for potential National Register designation
 - Research for potential local designation including environmental setting boundaries
- Realty Park:
 - Continue research for potential historic district designation
 - Acquire plaque for the relocated carriage house on Prospect Avenue
 - Continue HPAC courtesy reviews of changes affecting the streetscape
- NIKE site:
 - Perform necessary research for possible historic designation
 - Assure there is a commemorative component to any future uses
- Forest Oak Cemetery:
 - Restore the original entrance feature

- Designate the cemetery as a local historic site
- Consider the setting of the cemetery in regards to any potential changes or projects to the surrounding properties
- Asbury Methodist Village:
 - Designate the historic structure, Wilson Hall
- Crown Farm:
 - Create a photo archive of Montgomery County listed historic structures on the England/Crown Farm
 - Evaluate for historic significance the other outbuildings found on the site
 - With annexation into the City, preserve and incorporate the 1894 farm house into any Crown Farm development plan with an appropriate environmental setting
 - Preserve, restore, and possibly relocate the log tenant house
- Developers must address the noted historical resources along Frederick Avenue and in Olde Towne listed in 5.13 and 5.14 during redevelopment projects.
- Include into the Community Facilities Master Plan, guidance for potential civic uses of historic buildings. The City should continue to promote activities that maintain and improve publicly owned historic properties.
- Expand research focus of historic resources to include scenic roads and their streetscapes, streamscapes, and landscapes, especially those that may be endangered.

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